

## **PART 3 NORTH DISTRICT PLAN**

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### **MAPS**

## **Background**

### **Orientation**

The North Planning District is bounded by Millbrook/Shelley Road on the south, Creedmoor Road on the west, and Strickland Road, Northern Wake Expressway, Falls of Neuse Road, and the Neuse River on the north. The North District is one of the largest districts with 16,426 acres.

### **Existing Land Use and Zoning**

The two predominant types of land use in the North District are residential and vacant land. Single family dwellings occupy 5233 acres, or 36 percent of the land area in the district, while multifamily units comprise over 1200 acres or 8.5 percent of the area. Recreation and park uses, including Shelly Park and greenways occupy over 600 acres. Over one-third of the district's land remains vacant. A great deal of this land is vacant due to extension of the planning jurisdiction. Service related uses, including schools, make up over 7 percent of the district, while manufacturing and industrial uses comprise over 500 acres. All of the remaining use categories occupy less than 2 percent of the total land. Residential zoning applies to 13,020 acres, or about 69 percent of the total. In this district there are 2,083 acres of industrially zoned land, 546 acres of retail/commercial zoning, and about 600 acres of office and institutional zoning.

### **North District Population and Employment Projections**

In 1991 the North District had a population of 46,448, or approximately 19 percent of Raleigh's total population. By 1998 the district had grown to 56,453, making it the most populous district. Between 1991 and 1998, population increased by 21.5 percent.

In 1995 there were 14,942 jobs located in the North District; 8 percent were highway retail, 11 percent industrial, 15 percent retail, 15 percent office, and 51 percent service.

## **Systems Plans**

### **Transportation**

An important element of the transportation system in the North District is the development of a network of interconnected streets, bikeways and pedestrian ways throughout the district and particularly around the Strickland/Six Forks Road intersection. A tightly integrated transportation network should concentrate in an area of up to one-half mile from the intersection and should connect the area around the intersection with the citywide roadway and transit systems and adjacent residential areas. Special care should be given to areas within the Falls Lake Watershed to ensure that this policy does not adversely impact the Comprehensive Plan's water quality objectives for the Falls Lake Watershed.

The Northern Wake Expressway is a key element in the North District thoroughfare plan. This facility will provide east-west circulation for northern Wake County and eventually loop around the Raleigh-Cary-Garner metropolitan area. Planned thoroughfare improvements also include the realignment of Falls of Neuse Road, a major thoroughfare, at the Neuse River. The Arterials, Thoroughfares, and Collector Streets Map shows a proposed collector street southeast of Forum Drive extension between Six Forks and Strickland Roads. This collector designation would not be necessary if the surrounding area develops as low density residential or low intensity offices. If this occurs, however, an interconnecting residential street or streets is still essential here.

Public transportation services in the North District meet the current demand. A regional rail transit corridor lies along the eastern boundary of the district.

### **Water/Wastewater**

Major water lines planned for development in the North District are planned for two phases. The first phase, from 1989 to 1995, will include the installation of water mains in Strickland, Falls of Neuse, and Gresham Lake Roads.

The drainage area along the Neuse River below Falls Dam, downstream from the Raleigh water supply, will be served by a major interceptor sewer trunk, and collector sewer will be extended to provide City sewer service to this entire area by private developments.

### **Parks**

Acquisition is recommended for two neighborhood parks and two community-level park areas which will in all likelihood contain community centers. For more information, see the Parks, Recreation and Greenways Plan, Chapter 4 of the Comprehensive Plan.

## **Urban Form and Land Use**

Planned focus areas within or bordering the North District include a city focus area at Strickland and Six Forks Roads, which has been limited to 900,000 square feet of retail uses, and three residential community focus areas, at Spring Forest and Falls of Neuse Roads, Strickland and Creedmoor Roads, and Falls of Neuse Parkway at Plantation Drive, within the Wakefield development. There are 11 neighborhood focus areas and four residential retail areas. There are two employment areas and the Northeast Regional Center at the eastern edge of the district which center on the U. S. 1 Gateway Corridor, at Spring Forest Road, Durant Road within the Wakefield development. Two retail areas are within the North District's portion of the regional

center and the employment areas. Higher density residential infill development is encouraged. To allow for infill compatible with existing neighborhoods, neighborhood planning would be useful. Policy boundary lines have been applied to focus areas and employment areas along Creedmoor Road, Leadmine Road, and the Atlantic Avenue/Litchford Road corridor and along the Falls Lake watershed ridge line at Six Forks and Strickland Roads.

#### **Specific Land Use Recommendations**

- East of Falls of Neuse Road, from Harps Mill Road to Haymarket Lane, one lot deep, isolated from North Ridge Subdivision: low intensity office and institution.
- Strip of land east of Leadmine Road, isolated from Mine Creek Subdivision: low intensity institutional or high density residential.
- Near the intersection of Spring Forest Road and Atlantic Avenue: low intensity office uses.
- Near the intersection of Spring Forest Road and Sandy Forks Road: medium density residential.
- Along the south sides of Millbrook and Snelling Roads, west of Six Forks Road: low intensity office uses.
- East side of Falls of Neuse Road between Greenway Street and Litchford Road: medium density residential.
- The intersection of Six Forks Road and Lynn Road: retail to be limited to the existing retail quadrant.

#### **Leadmine Road Policy**

The Leadmine Road corridor is to remain a primarily residential corridor. The only exceptions would occur in a transition area adjacent to Glenwood Avenue and the Crabtree Valley City Focus, the Greystone Village Neighborhood Focus and in a transition area adjacent to the Six Forks Station City Focus. Roadway designs should preserve existing trees and topography to the maximum extent feasible, while providing for the safest facility possible. Hills and curves and informal street tree planting schemes should be accentuated and should reinforce the residential character. Low densities would predominate, although low to medium densities could occur within the transition area adjacent to the Six Forks Station City Focus at the northern terminus of the corridor and within the transition area north of the Crabtree city focus. Associated institutional uses are permitted.

#### **Joint Planning for the Area within the Falls Lake Basin Beyond the City's Jurisdiction**

Falls Lake is the primary drinking water source for the City of Raleigh and several towns in the area. The City will continue to seek watershed protection objectives through cooperative joint planning efforts. Raleigh, Wake County, Durham, Durham County, and other affected jurisdictions should establish and maintain adequate intergovernmental planning policies to protect this water source. Continuing work with the Upper Neuse River Basin Association will further this goal.

#### **Small Area Plans**

See Section 2 Small Area Plans for the Falls Lake Watershed Plan.